

CITY OF NEW YORK
BOARD OF ESTIMATE
BUREAU OF SECRETARY

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REFERRED CALENDAR

Reg. No. 7016 Vol. 142

A DEVELOPMENT PLAN FOR THE PROJECT AREA
WITHIN THE UNITED NATIONS DEVELOPMENT DISTRICT

SUBMITTED TO

THE HOUSING AND DEVELOPMENT ADMINISTRATION,

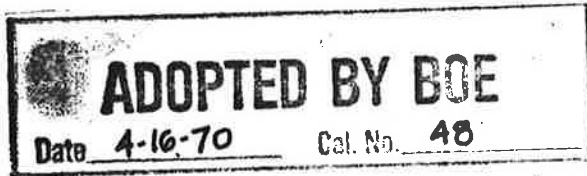
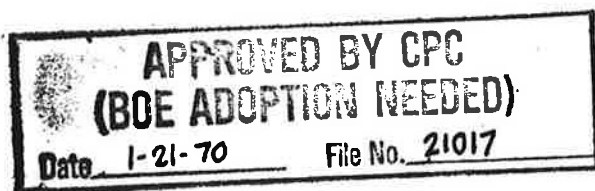
THE CITY PLANNING COMMISSION

AND

THE BOARD OF ESTIMATE

PURSUANT TO

LAWS OF NEW YORK, 1968 - CHAPTER 345



UNITED NATIONS DEVELOPMENT CORPORATION

November, 1969

RESOLUTION OF THE UNITED NATIONS DEVELOPMENT CORPORATION
APPROVING THE DEVELOPMENT PLAN
AND AUTHORIZING ITS SUBMISSION TO THE
HOUSING AND DEVELOPMENT ADMINISTRATION

October 30, 1969

CITY OF NEW YORK
BOARD OF ESTIMATE
BUREAU OF SECRETARY

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Reg. No. 7016 Vol. 142

WHEREAS, the legislature of the State of New York authorized the Corporation to prepare a plan for the development of the United Nations development district for the purpose stated in the United Nations Development Corporation Act, 1968 Laws of New York, Chapter 345, as amended; and

WHEREAS, the Corporation has prepared a Development Plan for the Project Area within the United Nations Development District which meets the objectives of the statute; and

WHEREAS, the Corporation's general counsel and bond counsel have found that the Development Plan fully complies with all of the requirements of the United Nations Development Corporation Act, 1968 Laws of New York, Chapter 345, as amended; now, therefore, be it

RESOLVED, that the Development Plan be and hereby is approved, and that the president be and hereby is authorized to submit the Development Plan to the City of New York for approvals in accordance with the United Nations Development Corporation Act, with such changes not affecting the substantial concept of the Development Plan as may be approved by the president.

TABLE OF CONTENTS

Page

I.	Introduction	2
II.	Definitions	4
III.	Proposed Land Uses	6
IV.	Proposed Land Acquisition, Demolition and Removal of Structures	9
V.	Proposed Acquisition of Air Rights and Concomitant Easements of Other Rights of User Necessary for the Use and Development of Such Air Rights	10
VI.	Proposed Public Facilities or Utilities	11
VII.	Relationship Between the Development Plan and a Comprehensive Plan for the Development of the Municipality as a Whole	12
VIII.	Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances Required or Necessary to Effectuate the Plan	14
IX.	Proposed Time Schedule for Effectuation of Plan	15
X.	Provisions for Relocation	16
XI.	Changes in Approved Plan	23

EXHIBITS

- A. Boundary Description of District
- B. Map Showing Project Area and Land to be Acquired
- C. Map Showing Staging of Development
- D. Proposed Amendments to Zoning Regulations

I. Introduction

The legislature of the State of New York has found and declared (i) that the program and activities of the United Nations have greatly expanded since the establishment of the permanent headquarters of the United Nations in the City of New York, (ii) that such expansion has served the interests of the State and the City and of the nation, (iii) that the interests of the State and the City and of the nation would be served by the continued growth of such programs and activities, (iv) that the membership of the United Nations has more than doubled in the intervening years since the establishment of the headquarters of the United Nations and the number of executive and administrative personnel of the United Nations has also increased, and (v) that as a result of the foregoing, it has become increasingly difficult for member nations to secure suitable facilities for their missions to the United Nations, and for delegates, personnel of delegations and members of the United Nations staff to obtain suitable housing within a reasonable distance from the United Nations area. 1968 Laws of New York, Chapter 345.

It was also found and declared by the State legislature that by reason of comparable growth in the number and personnel of organizations affiliated with the United Nations there is a serious shortage of office space suitable for such organizations within a reasonable distance from the United Nations area and that by reason of the absence of hotel accommodations in the immediate vicinity of the United Nations area suitable for visiting heads of state and other dignitaries attending the United Nations, such persons must presently find accommodations at considerable distances from the United Nations area, as a result of which the City of New York has been required to assume great administrative and financial burdens in providing security for such persons.

It further found that approximately 6,000 visitors, including school children and other students, come to the United Nations daily, arriving by car or bus, and that there are no bus terminal facilities within a reasonable distance of the United Nations area. The parking facilities in the immediate vicinity of the United Nations are inadequate and there is a serious shortage of meeting rooms, auditorium facilities and cafeterias suitable for school children and other students as well as for adult education groups and organizations affiliated with the United Nations.

It was further found that the ordinary uncoordinated operation of private enterprise has not provided a sufficient supply of the facilities mentioned above in the vicinity of the United Nations area, that the major land uses in the vicinity are, in fact, incompatible with the required ones, that the foregoing conditions will deteriorate further and that the projected requirements of the District will not be met unless corrective action is taken.

The legislature therefore created the United Nations Development Corporation to formulate and carry out a development plan or plans for the coordinated development of the district.

II. Definitions

1. "Act" means 1968 Laws of New York, Ch. 345, which establishes the United Nations Development District and the United Nations Development Corporation, and any amendments thereof. As of November 1, 1969 the only amendments are L. 1968, Ch. 346 and L. 1969, Ch. 1006.

2. "Board of Estimate" means the Board of Estimate of the City of New York.

3. "Corporation" means the United Nations Development Corporation, a non-profit, public benefit corporation established by Section 4 of the Act.

4. "Project Area" means the area within the District being developed pursuant to this Plan the boundaries of which are described in Exhibit B.

5. "Housing and Development Administration" means the Housing and Development Administration of the City of New York.

6. "Plan" means this document together with the Exhibits attached hereto.

7. "District" means the United Nations Development District established by the Act and described in Section 3 of the Act.

8. "Planning Commission" means the City Planning Commission of the City of New York.

9. "Zoning Regulations" and "Zoning Map" means the Comprehensive amendment to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960, and as amended to date.

10. "Subsidiary" means any subsidiary of the Corporation as defined in the Act.

11. "Sponsor" means an approved sponsor in accordance with the provisions of the Act.

III. Proposed Land Uses

The Corporation is directed by the Act to formulate a plan for the development of all or part of the District, with provision for relocation of families, individuals and businesses to be displaced. After approval of the Plan by the Housing and Development Administration, the Planning Commission and the Board of Estimate, the Act directs the Corporation to undertake, or cause to be undertaken, the execution of the Plan.

The Project Area will be developed in stages to effectuate the purposes of the Act, taking into consideration economic, financing and other factors. The number of residential units in the District shall at no time be reduced through the execution of the Plan.

The improvements to be constructed in the Project Area will include the following: (1) one or more office buildings of such size and type as shall be determined by the Corporation to be suitable for missions to the United Nations and related non-governmental organizations; (2) hotel accommodations suitable for visiting heads of state and mission staff and other visitors to the United Nations; (3) facilities for visitors to the United Nations, including school children and other students, comprising a bus terminal, meeting rooms, auditorium facilities, cafeterias and other facilities for their comfort and convenience; (4) automobile parking and other transportation facilities as well as commercial facilities including restaurants and retail and service facilities to serve visitors, residents and employees of the United Nations and affiliated organizations; (5) housing suitable for delegates and personnel of delegations and the Secretariat; (6) public spaces, pedestrian walks and exhibit areas; and (7) other related uses. Multiple uses may be combined in a single building.

All development will comply with all the requirements set forth in Article VIII, Chapter 5 of the Zoning Resolution. In no event shall the total floor area of buildings in the Project Area exceed the amount set forth in Section 33-122 of the Zoning Resolution for a C5-3 District by more than 20 percent.

Office and hotel facilities will be made available on a priority basis, after application of the priority to site occupants described in Section X, to the persons and organizations related to or visiting the United Nations to the extent feasible.

Any deed, lease or instrument by which real property and any appurtenances thereto, or air rights and concomitant easements or other rights of user necessary for the use and developments of such air rights, or any interest therein is conveyed or disposed of by the Corporation, a Subsidiary or a Sponsor shall contain provisions, which shall be covenants running with the land, (1) requiring the purchaser, lessee or grantee or any successor thereto, to replan, clear, improve, construct upon or develop such property in accordance with the approved Plan within five years from the date of such deed, lease or instrument; (2) limiting the use of such real property to purposes consistent with such approved Plan; and (3) in the case of real property or any interest therein conveyed for use as a public facility, prohibiting any mortgage or pledge of or creation of a security interest in such property other than for the purposes of such public facility. Each such deed, lease or instrument shall make appropriate reference to the Act and shall state that

the provisions required to be included by this paragraph are for the benefit of the City of New York.

The Corporation, its Subsidiary or Sponsor may devote real property acquired pursuant to the Plan for temporary use prior to the time such real property is needed for development provided such temporary use is for parking, relocation purposes, public transportation or recreational uses and is in accordance with such standards, controls and regulations as the Corporation may deem appropriate.

The proposed land uses set forth in this Part III shall be controlled by the Zoning Resolution, as modified by the Plan, and shall consist of the following:

Maximum square feet of Office Space	3,250,000
Maximum Dwelling Units	1,000
Maximum Hotel Rooms	1,500
Minimum Bus Spaces	30
Minimum Automobile parking spaces	750

IV. Land Acquisition, Demolition and Removal of Structures.

All real property within the Project Area will be acquired by the Corporation except the following:

	<u>Names of Owners</u>
1. Lot 30, Block 1336	The Methodist Church
2. Lot 27, Block 1336	Boys' Club of America
3. Lot 35, Block 1337	A. K. Kironde (Uganda Mission)
4. Public right-of-way in 45th Street	
5. Public right-of-way in 46th Street	

Title to the real property to be developed is vested in various private users and will be acquired by purchase or condemnation, as provided in Section 8 of the Act.

Upon acquisition, the buildings and other structures will be demolished and the property acquired will be cleared, subject, however, to compliance with the relocation plan incorporated in this Plan.

The City will close all or a portion of 44th Street between Second Avenue and First Avenue (United Nations Plaza) in one or more stages on such date or dates as the Corporation may request and will acquire the fee title therein if such title is not already in the City. The City will convey its fee title to lands within the closed street or any portion thereof to the Corporation without consideration, pursuant to Section 10 of the Act, on such date or dates as the Corporation may request.

V. Proposed Acquisition of Air Rights and Concomitant Easements or
Other Rights of User Necessary for the Use and Development of
Such Air Rights

The Corporation does not propose to acquire any air rights, easements, or other interests in real property within the Project Area which is not proposed for acquisition.

The Corporation proposes to construct a grade-separated covered connection over United Nations Plaza (First Avenue). The right to construct and maintain this facility is granted by the City of New York to the Corporation without consideration subject to approval of the plans for such construction by the appropriate agency of the City.

VI. Proposed Public Facilities or Utilities

It is proposed that the Project Area contain a Visitors Center for the assembly and briefing of visitors to the United Nations, which will also offer information and education regarding the United Nations' programs and purposes. Public space may be devoted to informational displays sponsored by members of the United Nations. In order to provide convenient access to the Visitors Center for arriving visitors, a terminal for tour buses is proposed where passengers could disembark and proceed to the Visitors Center. A grade-separated covered connection from the District to the United Nations territory is proposed to cross over the United Nations Plaza (First Avenue). A direct connection to the planned Second Avenue subway is proposed for the convenience of visitors and employees of the District and the United Nations. The Corporation will provide such sidewalks, sewers, parking, recreational facilities, parks, landscaping, walkways connecting the District to adjacent areas and other public facilities and utilities as may be appropriate.

VII. Relationship Between the Plan and a Comprehensive Plan for the
Development of the Municipality as a Whole

The Plan is fully consistent with the comprehensive plan for the development of the municipality as a whole.

The doubling of the U.N. membership since its establishment and the rapid increase in number of executive and administrative personnel has contributed to the environmental and traffic problems and to the shortage of housing, office space, hotel rooms and parking in the vicinity of the United Nations. Moreover, the District suffers from underutilization of land, incompatible land uses, substandard structures and environmental deficiencies.

The proposed Plan will alleviate present harmful conditions while developing the area to provide needed public facilities for the United Nations in a coordinated manner in accordance with the best planning and architectural standards.

The proposed Visitors Center for the orientation and briefing of the thousands of daily visitors to the United Nations will not only permit the General Assembly building to function more efficiently for its primary purpose as the meeting place of the United Nations deliberative bodies but also will provide a focus for the activities of the two million annual visitors and will allow them to proceed directly from their vehicles to the visitors' area under cover. Moreover, the covered, grade-separated connection to the U.N. grounds from the Visitors Center will decrease traffic hazards and congestion and will facilitate pedestrian access to the United Nations.

The proposed office space for U.N. missions and related organizations, a hotel for visitors and employees on temporary assignment to the U.N. and the permanent housing will all contribute to the solution of severe shortages existing in the surrounding neighborhood. Shops, restaurants and other commercial facilities are proposed at ground floor levels for the convenience of visitors, employees and others in the neighborhood. A direct connection to the new Second Avenue subway is proposed to further improve access to the U.N. area from all parts of the City.

The location of this District will enable the new development to provide a direct link between the heart of the City and the United Nations complex and will emphasize New York's position as the home of this great international body and the City's leadership in the field of international commerce and culture. It will also serve as a stimulus to the improvement of the entire United Nations neighborhood and will adapt land uses in the District to the existing and foreseeable needs of the U.N. area.

VIII. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances Required or Necessary to Effectuate the Plan.

No new codes or ordinances are required to effectuate the Plan; however, amendments to the existing Zoning Regulations will be required for the Project Area as described in Exhibit D attached hereto and made a part hereof.

IX. Proposed Time Schedule for Effectuation of the Plan

The Project Area divides readily into two existing land uses—residential and non-residential. Because of the need to minimize the impact of the construction on the housing supply of the City, development in the residential areas cannot proceed simultaneously with development in the non-residential area. These areas are shown in the map exhibit - Staging of Development.

In the non-residential areas (early development area) it is estimated that land acquisition will be completed eighteen months after final approval of this Plan by the Board of Estimate. Relocation of site occupants will be completed about nine months later with demolition and site clearance estimated to be completed six months after completion of relocation. Site preparation, disposition of land and completion of development will be completed approximately two years after completion of demolition.

In the residential areas (later development area) it is estimated that acquisition will be completed thirty months after final approval of this Plan by the Board of Estimate. Relocation of site occupants will be completed about nine months later with demolition and site clearance estimated to be completed nine months after completion of relocation. Site preparation, disposition of land and completion of development will be completed approximately three years after completion of demolition.

X. Provisions for Relocation

A. Residential and Non-Residential Displacement

Under this Development Plan, approximately 593 non-transient households will be relocated from existing dwelling units, hotel rooms and hotel apartments, as shown in Table 1.

TABLE 1

	<u>Non-transient Households</u>
Beaux Arts Hotel (Rooms and Apartments)	477
Other Dwelling Units	<u>116</u>
Total	593

Note: Information on over 80% of the households in the area excepting those in the Beaux Arts Hotel, was obtained through a complete building-by-building survey made for the United Nations Development Corporation in the summer of 1969. At the request of the owners of the Beaux Arts Hotel, data for these hotel units were supplied by the owners based upon their occupancy records.

In addition, 87 units in the Beaux Arts Hotel were occupied on a transient basis, 63 were used by business firms, and four were occupied by United Nations delegations, according to a report prepared by the owners in the latter part of September 1969.

The households were found to be predominantly of small size. Overall, approximately 95% consisted of 1 or 2 persons. All occupants were tenants excepting one who owned the building in which her dwelling unit was located. Only 5 of the units for which data could be obtained were occupied by Negroes.

The distribution of monthly household income for households other than those in the Beaux Arts apartments, which will be discussed separately, is shown in Table 2.

TABLE 2

<u>Monthly Household Income</u>	<u>Number</u>
Under \$400	31
\$401 - \$600	28
\$601 - \$800	20
\$801 - \$1000	27
\$1001 - \$1500	9
\$1501 - over	<u>1</u>
Total	116

Note: Extrapolated from information for 87 households for which income data could be obtained by interview or could be estimated from occupational data.

Specific income data for occupants of the Beaux Arts Hotel rooms and apartments are not now available. However, these accommodations rent, with furniture, from approximately \$400 monthly to \$750 monthly or more. It is probable that virtually all of the households have incomes which would fall in or close to the highest two groups shown in Table 2. The Beaux Arts Hotel does contain 28 rooms or apartments under statutory rent control under the pre 1969 housing regulations which may be occupied by families in somewhat lower income brackets. This will be determined through individual interviews during the relocation stage so that any special rehousing needs of lower household incomes can be fully met.

Approximately 100 non-residential establishments now occupying somewhat over 900,000 square feet of gross floor area will be relocated. These consist primarily of 31 retail, restaurant and personal service establishments and 35 general office uses. Other principal groups of occupants include photo services, film studios and printing firms.

B. The Waterside Development

The basic program for relocating all residential tenants and a significant number of the restaurants, retail and personal service establishments is to offer them quarters in the Waterside Development planned for the area between 25th and 30th Streets on the East River in Manhattan. This Development consists of a complex of three buildings called "Waterside" and one building called "North Waterside."

This Development has a number of unique characteristics which make it extraordinarily well suited to serve this purpose. The Waterside Development will consist of approximately 1,470 residential units, ranging from one to four bedrooms in size, and 50,000 square feet of neighborhood commercial space, on a 267,000 square foot platform over the East River. Parking and service facilities will be provided beneath the platform at several levels.

The Development has received all necessary city approvals (except for the details of its financing). Under agreement with the Corporation, cancellable at any time prior to Board of Estimate approval of this Plan, the Developers of Waterside have offered the Corporation certain tenancing priorities, described below, in return for mortgage financing of Waterside by the Corporation.

Because the sponsor's agreements with the City provide for a complete waiver of real estate taxes for a period of 25 years, and a relatively low ground rent, it is estimated that residential rents for 1,110 apartments will average 25% - 30% less than those in comparable non-assisted housing. Moreover, these apartments may be leased at varying rents, permitting the sponsor to skew rents

so as to adapt to the rent-paying ability of displaced families. Further subsidies will be provided for the 360 units in "North Waterside" under Section 236 of the National Housing Act, thus assuring that low income as well as moderate and higher income displacees can be accommodated. If necessary to reach displaced families of the lowest income, the sponsor has assured the Corporation that additional subsidies for certain of the Section 236 units will be sought through Federal rent supplements or through the Federal public housing lease program. All rents will be controlled under the terms of the redeveloper's agreement with the City.

The Corporation will assist in the financing of that section of the development called "Waterside" through the issuance of the Corporation's bonds. The Corporation is predicated such financing, in part, upon a study made and a report prepared by a qualified and experienced real estate consultant, James Felt & Company, dated October 1969, submitted to the Corporation. In return, the sponsor has agreed that all apartments in both "Waterside" and "North Waterside" will be offered for rental to residential displacees from the United Nations Development District during a period commencing one year after the commencement of the ground lease with the City and ending for each building nine months prior to the estimated date of initial occupancy. The sponsor has also agreed to adjust the rent schedule so as to accommodate displacees taking into account the economic viability of the Waterside Development and the availability of rent supplements. Furthermore, for a period of ten years such residential displacees shall have priority in leasing such units as become available. Displaced professional, commercial and retail enterprises appropriate to a residential area will be offered space (subject to a leasing plan approved by the Developers and the Corporation) with regard to the approximately 37,000 square

feet of commercial space and about 45,000 square feet of professional office space at Waterside. Although as the number of units at Waterside exceeds the total number of families that would be displaced, the wide range of low, moderate and upper income families that can be served will expand the relocation resources offered displaced families in terms of the financial capacity of the families, as well as location, general amenities and suitable unit sizes. The construction timetable is such that displacees from the District could begin moving into Waterside approximately three years after approval of this plan, when the first building in that development is scheduled for completion.

C. Relocation Policies and Procedures

(1) Consistent with the Act, the Federal law respecting relocation in urban renewal will be observed with respect to occupants displaced from property owned by the Corporation in connection with the project. All units required and expected to be used for relocation housing for this project will be available to all ethnic groups on an equal basis without any discrimination, pursuant to the Fair Housing Practices (Brown, Sharkey, Isaacs) Law of 1957, and the Mayor's policy for an open city.

(2) No family or individual will be required to relocate until it has had an opportunity to move into decent, safe and sanitary housing within its means and reasonably accessible to its place of employment.

(3) Each non-residential occupant will be given reasonable time to find space meeting its particular needs, with assistance as described below.

(4) In addition to priority of occupancy in the Waterside Development, as above described, any displaced families and individuals who wish to return to the

Development District will be given a priority of occupancy in housing to be provided under this Development Plan when it initially becomes available. In addition, displaced non-residential establishments meeting the standards established by the Corporation for the space will be given a priority of occupancy in suitable non-residential space to be provided under this Development Plan.

(5) Each occupant will be visited individually and a detailed questionnaire completed covering his specific relocation needs and desires.

(6) Each occupant will be offered intensive assistance by the Corporation in finding satisfactory accommodations meeting the particular needs of the occupant. For this purpose the Corporation will retain and carefully supervise the services of personnel skilled in residential and commercial relocation, either through the employment of qualified staff or through contractual arrangements. The relocation personnel will maintain a continuing relationship with each residential and non-residential occupant in order to:

- a. Keep the occupant fully informed
- b. Assist in finding suitable accommodations
- c. Assure that any necessary services from other public or quasi-public entities which could be helpful to the occupant in relocating or adjusting to the change are provided.
- d. Assure that the occupant receives all the forms of financial assistance available to him under the relocation program.

(7) All business firms will be advised of the Small Business Administration's program of making long-term, low interest loans to assist in reestablishing small businesses that have suffered substantial economic injury as a result of displacement.

D. Financial Assistance for Relocation

Relocation benefits will be provided to individuals and businesses to be displaced from property owned by the Corporation in the course of redevelopment. These benefits will be at least equal to those for which such individuals and businesses would be eligible under federal law at the time of their relocation if this plan were an urban renewal plan. Relocation payments to eligible displacees will not be less than those paid by the Housing and Development Administration to displacees from Federally-assisted urban renewal projects under the Rules Relating To Relocation Payments, promulgated by the Administrator of the Housing and Development Administration of the City of New York on March 29, 1968 and filed with the City Clerk on April 3, 1968, as such Rules may be amended from time to time. The limit on reimbursement of its total actual moving expenses of a business concern shall be \$500,000., instead of the lower amount stipulated in said Rules.

XI. Changes in Approved Plan

The Corporation may make supplements, additions and amendments to the Plan in accordance with the Act.

Where such modifications will constitute a minor change, written consent to such modification must be obtained from the City Planning Commission.

In all cases, such minor changes must first be approved by the Housing and Development Administration.

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APPENDIX A

Boundary Description of The Special United Nations Development District

The following is hereby designated as the "Special United Nations Development District": an area lying to the west of the permanent headquarters of the United Nations, in the borough of Manhattan, city of New York, bounded on the east by the west side of United Nations Plaza, on the south by the north side of Forty-third Street, on the west by the east side of Second Avenue, and on the north by the south side of Forty-fifth Street, and the following additional areas:

(1) Beginning at a point on the northerly side of Forty-fifth Street distant two hundred twenty-five feet easterly from the corner formed by the northerly side of Forty-fifth Street and the easterly side of Second Avenue; running thence parallel with the easterly side of Second Avenue one hundred feet five inches to the center line of the block; thence easterly along such center line fifty feet; thence southerly parallel with the easterly side of Second Avenue one hundred feet five inches to the northerly side of Forty-fifth Street; thence westerly along the northerly side of Forty-fifth Street fifty feet to the point or place of beginning;

(2) Beginning at a point on the southerly side of Forty-sixth Street distant two hundred feet easterly from the corner formed by the southerly side of Forty-sixth Street and the easterly side of Second Avenue; running thence southerly parallel with the easterly side of Second Avenue one hundred feet five inches; thence easterly parallel with the southerly side of Forty-sixth Street one hundred twenty-five feet; thence northerly parallel with the easterly side of Second Avenue one hundred feet five inches to the southerly side of Forty-sixth Street; thence westerly along the southerly side of Forty-sixth Street one hundred twenty-five feet to the point or place of beginning;

(3) Beginning at a point on the northerly side of Forty-sixth Street distant two hundred twenty-five feet easterly from the northeast corner of Second Avenue and Forty-sixth Street; running thence easterly along the northerly side of Forty-sixth Street fifty feet; thence northerly parallel with Second Avenue one hundred feet five inches to the center line of the block; thence westerly along the center line of the block parallel with Forty-sixth Street twenty-five feet; thence southerly parallel with Second Avenue one foot eight inches; thence westerly parallel with Forty-sixth Street twenty-five feet; thence southerly parallel with Second Avenue and part of the distance through a party wall ninety-eight feet nine inches to the point or place of beginning;

(4) Beginning at a point on the northerly side of Forty-sixth Street distant two hundred feet easterly from the northeasterly corner of Forty-sixth Street and Second Avenue; running thence easterly along the northerly side of Forty-sixth Street twenty-five feet; thence northerly parallel with Second Avenue ninety-eight feet nine inches; thence westerly parallel with Forty-sixth Street twenty-five feet; thence southerly parallel with Second Avenue ninety-eight feet to the point or place of beginning, the same being more or less, the easterly wall of the building being a party wall; but excluding the real property bounded and described as follows:

(1) Beginning at the corner formed by the southerly side of Forty-fifth Street and the westerly side of United Nations Plaza; running thence southerly along the westerly side of United Nations Plaza, one hundred feet; thence westerly parallel with Forty-fifth Street along the center line of the block, one hundred feet; thence northerly parallel with United Nations Plaza, twenty-five feet three inches; thence westerly parallel with

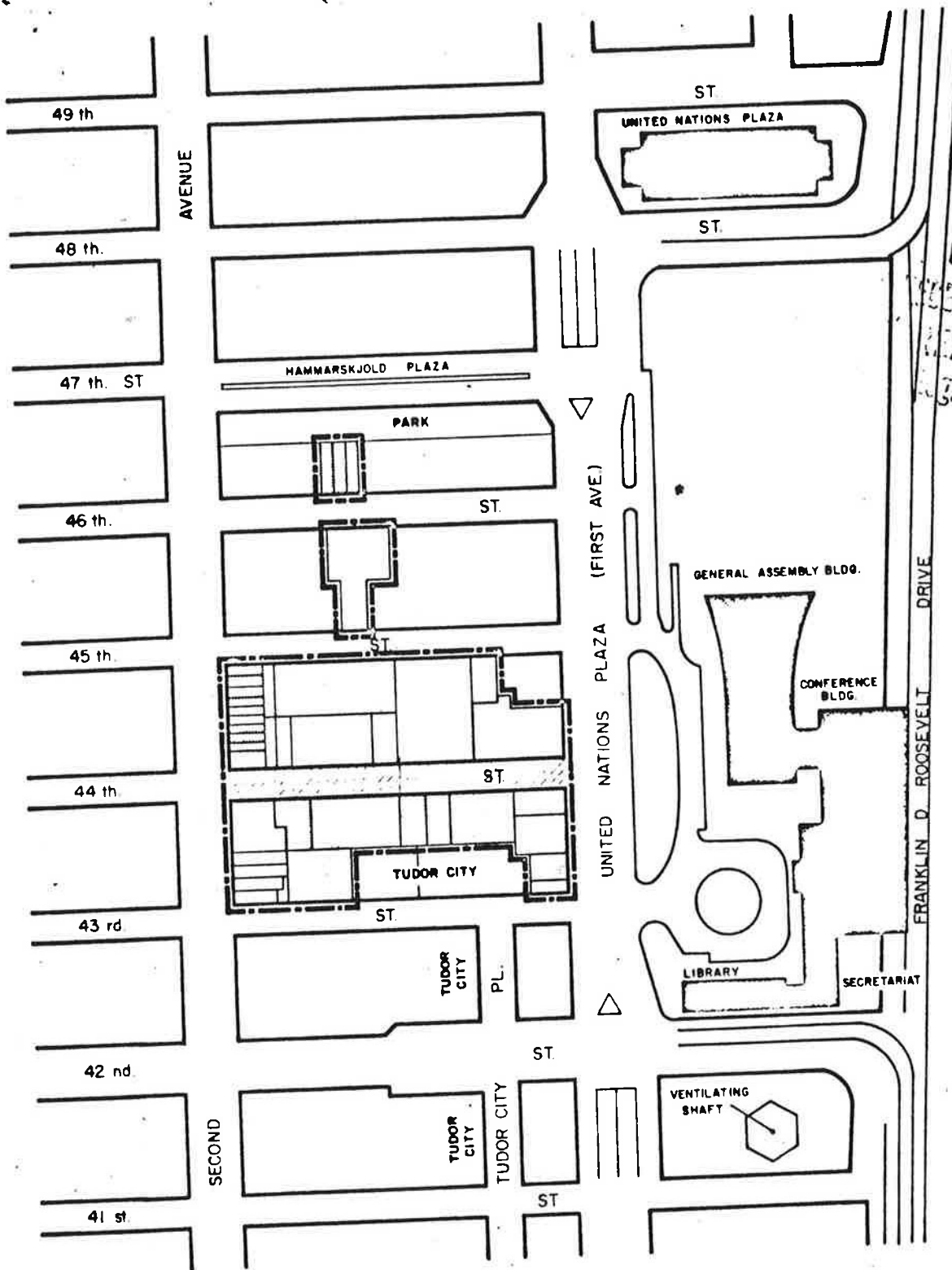
Forty-fifth Street twenty-five feet eleven inches; thence northerly

parallel with United Nations Plaza, seventy-five feet two inches to the southerly side of Forty-fifth Street; thence easterly along the southerly side of Forty-fifth Street to the point or place of beginning.

(2) Beginning at a point on the northerly side of Forty-third Street distant seventy-three feet nine inches westerly from the corner formed by the northerly side of Forty-third Street and the westerly side of United Nations Plaza; running thence northerly parallel with United Nations Plaza, seventy-five feet five inches; thence westerly parallel with Forty-third Street, twenty-six feet three inches; thence northerly parallel with the westerly side of United Nations Plaza, twenty-five feet to the center line of the block between Forty-third and Forty-fourth Streets; thence westerly parallel with the northerly side of Forty-third Street, one hundred ninety-six feet six inches; thence southerly parallel with United Nations Plaza and part of the distance through a party wall, one hundred feet five inches to the northerly side of Forty-third Street; thence easterly along the northerly side of Forty-third Street, two hundred twenty-two feet nine inches to the point or place of beginning.

(3) Beginning at a point on the northerly side of Forty-third Street distant two hundred twenty-five feet easterly from the corner formed by Forty-third Street and the easterly side of Second Avenue; running thence easterly along the northerly side of Forty-third Street, one hundred twenty-eight feet six inches; thence northerly parallel with Second Avenue and part of the distance through a party wall, one hundred feet five inches; thence westerly parallel with Forty-third Street, one hundred twenty-eight feet six inches; thence southerly parallel with Second Avenue and part of the distance through a party wall, one hundred feet




five inches to the northerly side of Forty-third Street to the point or place of beginning.



CITY OF NEW YORK
BOARD OF ESTIMATE
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G. No. 7016 Vol. 142

RIVER
EAST



-  LAND TO BE ACQUIRED
-  PUBLIC RIGHT-OF-WAY TO BE CLOSED AND CONVEYED
-  UNITED NATIONS DEVELOPMENT DISTRICT BOUNDARY LINE

UNITED NATIONS DEVELOPMENT CORPORATION
**PROJECT AREA AND
LAND ACQUISITION MAP**
RAYMOND, MAY, PARISH & PINE • CONSULTANTS OCTOBER 1969

CITY OF NEW YORK
BOARD OF ESTIMATE
BUREAU OF SECRETARY
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EXHIBIT D

PROPOSED AMENDMENTS TO ZONING REGULATIONS

It is proposed that the Zoning Regulations be modified by the amendment of certain existing sections and the addition of new sections establishing a new Special United Nations Development District as follows:

A. Pursuant to Section 200 of the New York City Charter, the Zoning Map, Section No. 8d, is hereby changed as shown on the attached map.

B. The Zoning Resolution is hereby amended as follows:
11-126 Establishment of Special United Nations Development District.

In order to carry out a special purpose of this resolution as set forth in Article VIII, Chapter 5, the Special United Nations Development District is hereby established.

12-10 Special United Nations Development District.

The "Special United Nations Development District" is a special purpose district designated by the letter "U" in which special regulations set forth in Article VIII, Chapter 5, apply. The Special

United Nations Development District appears on the zoning maps superimposed on other districts, and, where indicated, its regulations supersede those of the districts on which it is superimposed.

85-00 General Purposes

The Special United Nations Development District established in this resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

(a) To preserve, protect and promote the character of the Special United Nations Development District adjacent to the headquarters of the United Nations--an attraction which helps the City of New York to maintain its preeminent status as a center for international organizations, as an office headquarters center and a cosmopolitan residential community;

(b) To facilitate the continued growth of the programs and activities of the United Nations and to help assure the retention of the United Nations headquarters in the City of New York;

(c) To encourage the provision of suitable office facilities for the missions of member nations of the United Nations, and for

non-governmental organizations related to the United Nations, in an attractive environment within a reasonable distance of the United Nations;

(d) To encourage the provision of housing suitable for personnel of delegations and members of the United Nations staff within a reasonable distance of the United Nations;

(e) To encourage the provision of hotel accommodations in the immediate vicinity of the United Nations suitable for visiting heads of state and other dignitaries attending the United Nations;

(f) To encourage the provision of facilities to serve the approximately 6,000 visitors; including school children and other students, who come to the United Nations daily, including a bus terminal and parking facilities, meeting rooms, auditorium facilities and cafeteria suitable for visitors.

(g) To alleviate vehicular and pedestrian traffic congestion in the vicinity of the United Nations;

(h) To promote coordinated redevelopment of the area contiguous to the United Nations in a manner consistent with the foregoing objectives which are an integral element of the comprehensive plan of the City of New York;

(i) To provide freedom of architectural design in accommodating facilities for the United Nations and supporting activities within multi-use structures which produce more attractive and economic development;

(j) To promote the most desirable use of land in this area in accordance with a well-considered plan, to promote the special character of the district and its peculiar suitability for uses related to the United Nations and thus to conserve the value of land and buildings, and thereby protect the city's tax revenues.

85-01 Definition (repeated from Section 12-10) Special United Nations Development District.

The "Special United Nations Development District" is a Special Purpose District designated by the letter "U" in which special regulations set forth in Article VIII, Chapter 5, apply. The Special United Nations Development District appears on the zoning maps superimposed on other districts, and, where indicated, its regulations supersede those of the districts on which it is superimposed.

85-02 General Provisions

In harmony with the general purpose and intent of this resolution and the general purposes of the Special United Nations Development District and in accordance with the provisions of this Chapter, the existing district regulations are superseded and replaced by the regulations applying to a C5-3 district except as modified by the provisions of this Chapter for construction of any development in the Special United Nations Development District, provided that the development is undertaken in accordance with a development plan approved by the City Planning Commission and the Board of Estimate, which plan comprises zoning lots having a total area of at least 3 acres to be developed at one time or in stages, and that such development is undertaken by or with the consent of the party proposing such plan.

85-03 Modifications of Use Regulations.

In addition to the uses permitted in a C5-3 district, the uses and accessory uses set forth in this section are hereby permitted in any development to be constructed in accordance with the general purposes and provisions of this Chapter, notwithstanding any other provision of this resolution. All such commercial uses may be located in any mixed building and anywhere within such building without regard to Section 32-42. In developments on lots of less than 25,000 square feet, residential uses may not be located on the same floor as commercial uses.

- (a) theatres with unlimited capacity;
- (b) auditoriums with unlimited capacity;
- (c) eating or drinking places without restriction;
- (d) indoor skating rinks;
- (e) indoor tennis courts;
- (f) commercial swimming pools;
- (g) other recreational uses;
- (h) automobile rental establishments;

- (i) printing or publishing, without limitation on floor area per establishment;
- (j) photographic developing or printing, without limitation on floor area per establishment;
- (k) temporary public parking lots of no more than five years duration or until such time as the development is completed, whichever is sooner;
- (l) public parking garages, bus stations and accessory group parking facilities with a maximum total capacity of 50 parking spaces for buses and 1,000 parking spaces for automobiles, except that the City Planning Commission may administratively allow increases in such capacity to 75 parking spaces for buses and 1,500 parking spaces for automobiles where it finds such increases to be desirable to accomplish the purposes of this Chapter. At least one-half of the parking spaces provided for automobiles shall be for transient use and these spaces must be offered at competitive market rates.

85-04 Modifications of Bulk Regulations.

Notwithstanding any other provisions of this resolution, the following modifications of bulk regulations are hereby granted for any development to be constructed in accordance with the general purposes and provisions of this Chapter.

(a) The provisions of Section 23-16, 24-14 and 33-13 (Floor Area Bonus for a Plaza), Sections 23-17, 24-15 and 33-14 (Floor Area Bonus for a Plaza-Connected Open Area), Sections 23-18, 24-16 and 33-15 (Floor Area Bonus for Arcades), Section 23-23 (Density Bonus for a Plaza-Connected Open Area or Arcade), Section 35-35 (Floor Area Bonus for Plaza, Plaza-Connected Open Area or Arcade in connection with Mixed Buildings), Section 74-82 (Through Block Arcades), Section 85-05 (Special Pedestrian Arcades) and Section 85-06 (Special Plazas) shall apply, except that bonuses granted under these Sections or a combination of these Sections may not exceed 20 percent of the maximum floor area ratio for the entire development set forth in Sections 33-122 and 33-123, nor may the floor area ratio of a residential building or of the residential portion of a mixed building exceed the maximum floor area ratio set forth in Sections 34-112 and 23-15 by more than 20 percent, nor, except as herein provided, may the maximum floor area ratio of the different portions of mixed buildings exceed the maximum floor area ratio set forth in Sections 35-31 and 35-32.

(b) For the purposes of this section, areas which qualify as special pedestrian arcades or special plazas shall not be counted for floor area and may count for floor area bonus.

(c) The development may include land in more than one block and the total permitted floor area of all zoning lots within such development may be distributed without regard for zoning lot lines and the buildings comprising such development may be located without regard for the applicable height and setback regulations.

In no event shall the maximum floor area ratio for any buildings on a zoning lot of less than 25,000 square feet exceed 12.0 with the bonuses. The minimum front setback of a building on any portion of a narrow street more than 100 feet from First Avenue shall not be less than 10 feet from the street line, and required yards shall not be less than 20 feet in depth.

Notwithstanding anything in this resolution to the contrary, the minimum distance between a residential building and any other building on the same zoning lot shall not be less than 40 feet.

(d) For any residential building, the required lot area per room may be reduced, but in no event shall the required lot area per room be less than 15 square feet.

85-05 Special Pedestrian Arcade

For the purposes of this Section, a special pedestrian arcade is a continuous area within a building connecting one street with another street, plaza, special plaza, arcade or special pedestrian arcade which is accessible

to the public from a street, arcade, plaza, special plaza, court or yard.

Connections may be made by means of escalators or other mechanical devices and each such special pedestrian arcade shall be located not more than 25 feet above or below the point of access. This area may be enclosed in whole or part.

Where First and Second Avenues are connected by a special pedestrian arcade, such special pedestrian arcade must have a minimum width of 30 feet and a minimum height of 15 feet, and retail and commercial uses shall be included along its length. Any other special pedestrian arcade shall have a minimum width of 20 feet and a minimum height of 15 feet. Entrances to special pedestrian arcades must be kept open to the public for a minimum of 16 consecutive hours a day.

For each square foot of special pedestrian arcade, a bonus of 6 square feet of floor area is permitted.

85-06 Special Plaza

For the purposes of this Section, a special plaza is an open or enclosed area accessible to the public from a street, arcade, special pedestrian arcade, plaza, special plaza, court or yard directly or by means of escalators or other mechanical devices. Such special plaza shall:

(a) be located not more than 25 feet above or below such points of access; and

(b) have an area of at least 1,500 square feet, a volume of at least 45,000 cubic feet and a minimum height of 15 feet; and

(c) be furnished with benches, chairs or other seating facilities and be illuminated; and

(d) be kept open to the public for a minimum of 16 consecutive hours a day.

Such special plaza may contain works of art, plantings, swimming pools, ice skating rinks, other recreational facilities and any other obstructions permitted in a plaza.

For each square foot of special plaza, a bonus of 10 square feet of floor area is permitted.

85-07 Special Requirements and Conditions

The following requirements shall apply to all developments in the Special United Nations Development District:

(a) Maximum Building Height on First Avenue.

No portion of any building may be built to a height greater than the present height of the United Nations Secretariat Building within 200 feet west of the westerly boundary of First Avenue.

(b) Location of Curb Cuts.

There shall be no more than the following curb cuts in the Special United Nations Development District:

(i) one curb cut on First Avenue located not less than 185 feet nor more than 280 feet south of the southern street line of 45th Street.

(ii) two curb cuts on 45th Street located not less than 175 feet east of the eastern street line of Second Avenue nor less than 175 feet west of the western street line of First Avenue.